



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 7-E-07-RZ
7-C-07-PA

AGENDA ITEM #: 67
AGENDA DATE: 7/12/2007

▶ **APPLICANT:** CHRIS FORTUNE
OWNER(S): KURTZ REV JOSEPH E

TAX ID NUMBER: 79 M A 036-041
JURISDICTION: Council District 3

▶ **LOCATION:** Northeast side Western Ave., northwest of John May Dr.
▶ **TRACT INFORMATION:** 12.5 acres.
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Western Ave., a major arterial street with a pavement width of 22' in an 88' right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / R-2 (General Residential)
▶ **EXISTING LAND USE:** Residences
▶ **PROPOSED USE:** Apartments with tenant storage as an accessory use
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / R-1 (Low Density Residential)
South: Residences & vacant commercial property / R-1A (Low Density Residential) & C-4 (Highway & Arterial Commercial)
East: Storage facility & vacant / O-1 (Office, Medical & Related Services) & C-6 (General Commercial)
West: Residences / R-1 (Low Density Residential)
NEIGHBORHOOD CONTEXT: This site is located in an area with a mix of commercial and residential uses.

STAFF RECOMMENDATION:

▶ **APPROVE MDR (Medium Density Residential) designation.**

Medium density residential uses are compatible with surrounding development and zoning patterns that have been established along this section of Western Ave. This use will serve as a transition between the low density

residential uses to the north and the general commercial uses to the east and south of the site. The current One Year Plan proposes low density residential uses for this site, and the Northwest City Sector Plan proposes medium density residential uses.

► **APPROVE RP-1 (Planned Residential) zoning. DENY R-2 (General Residential). APPROVE a density up to 16 du/ac.**

RP-1 zoning is compatible with the surrounding residential zoning and would permit the proposed multi-dwelling units. Unlike R-2, RP-1 would also require use on review approval by MPC, which would allow MPC and community evaluation of any potential impacts on surrounding properties.

COMMENTS:

NEED AND JUSTIFICATION

1. RP-1 zoning at a density of up to 16 du/ac will allow the proposed multi-dwelling units and will be compatible with the low density residential and commercial uses found in this area.
2. Other properties in the immediate area are developed with residential uses under R-1 and R-1A zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request could add up to 200 multi-dwelling units, 1779 vehicle trips per day to the road system and about 35 school aged children to area schools.
3. This change in zoning would not adversely impact traffic flow on this section of Western Ave., which already has residential, office and commercial traffic.
4. This zoning change would provide a transition between commercial development to the east and south and low density residential development to the north and west.
5. The recommended RP-1 zoning would require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties. The applicant will be required to provide sidewalks along Western Ave. as part of the development plan. The R-2 zone would not afford this opportunity for site plan review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City One Year Plan Amendment is necessary in order to rezone this site to RP-1 at a density up to 16 dwellings per acre.
2. The Northwest City Sector Plan proposes medium density residential uses and slope protection for this site. Due to slope constraints, the applicant may not be able to develop the site at the maximum approved density.
3. The site is designated as Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 1779 (average daily vehicle trips)

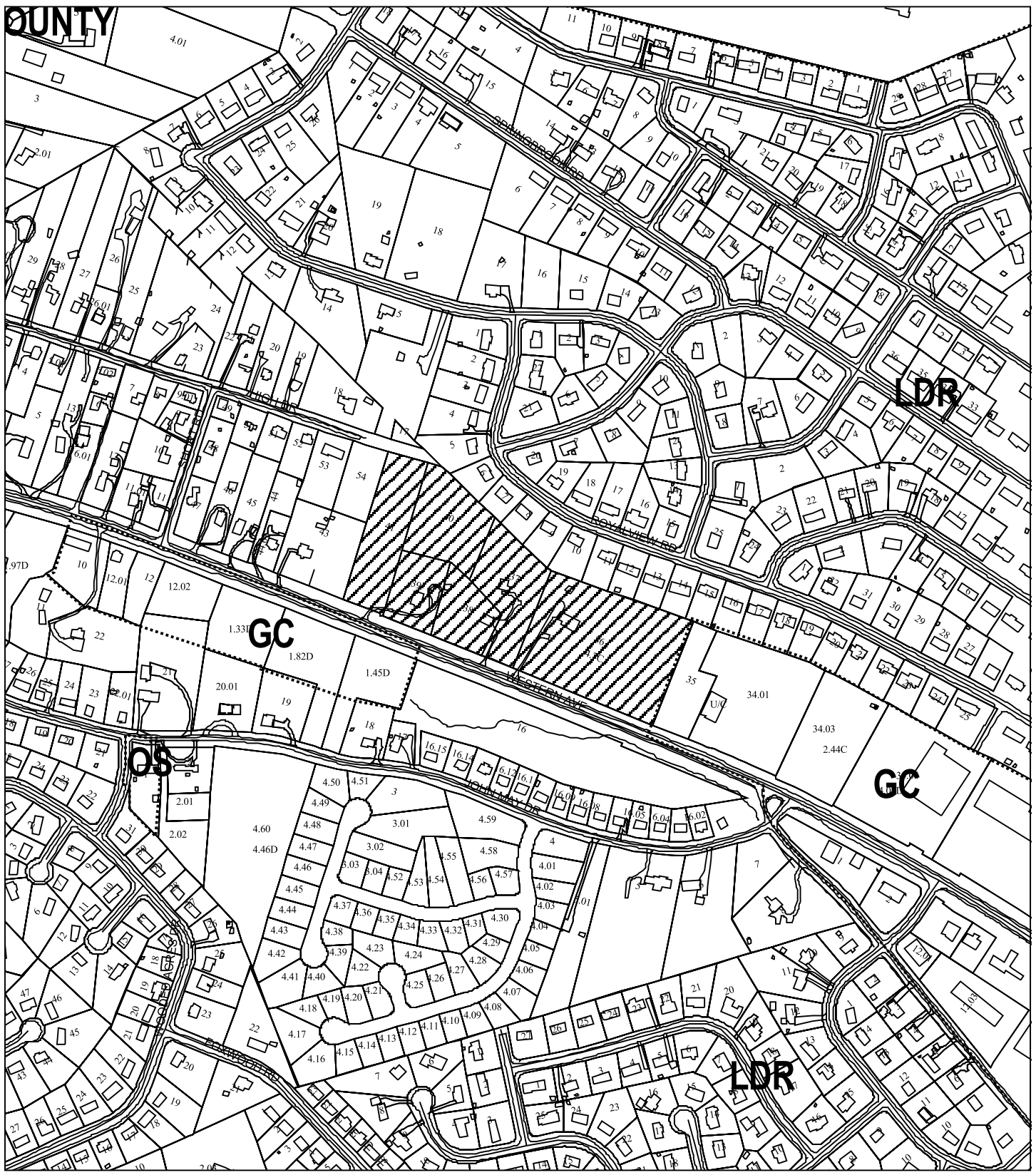
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and West High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2007 and 8/28/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



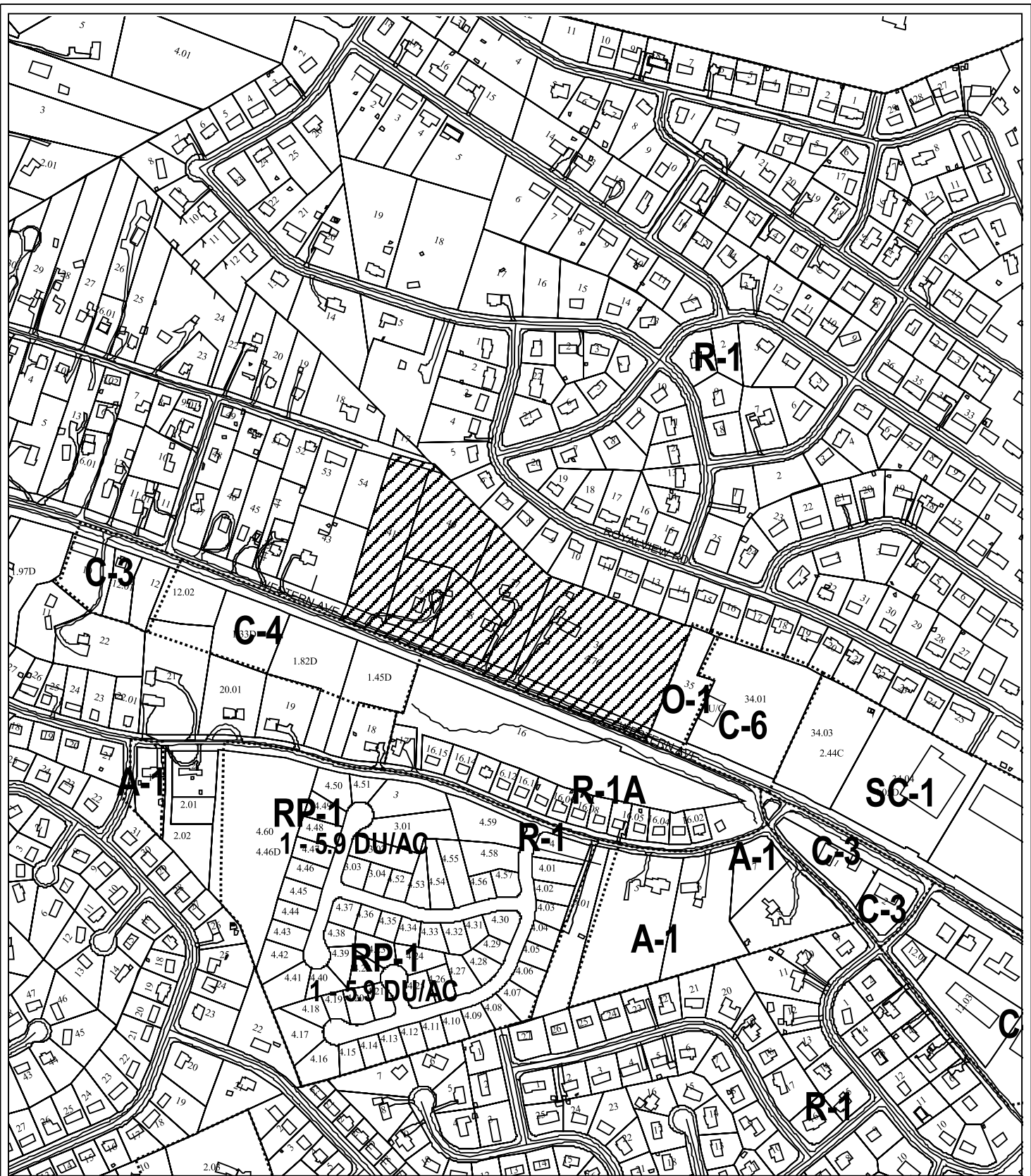
**7-C-07-PA/7-E-07-RZ
PLAN AMENDMENT**

Petitioner: Chris Fortune
 Map No: 79
 Jurisdiction: City

 From: LDR (Low Density Residential)
 To: MDR (Medium Density Residential)

Original Print Date: 06/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**7-E-07-RZ
REZONING**

Petitioner: Chris Fortune

Map No: 79

Jurisdiction: City



From: R-1 (Low Density Residential)

To: R-2 (General Residential)

Original Print Date: 06/27/07

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902